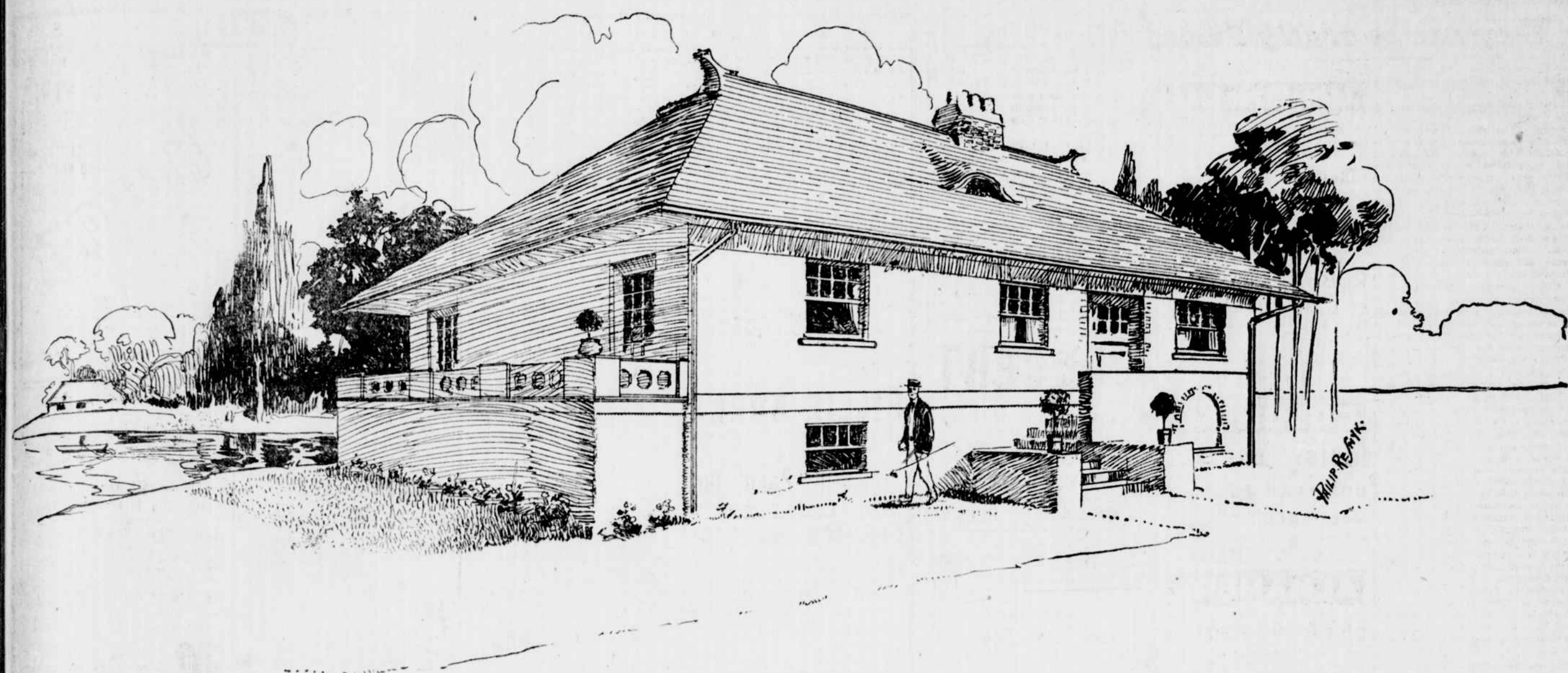


An Ideal Bungalow That Is Proof Against Fire, Burglars and Relatives



A MODEL BUNGALOW WHICH IS FIREPROOF, BURGLAR PROOF AND "RELATIVE" PROOF. COST, \$2,402.18. PLANNED AND DRAWN FOR THE TRIBUNE BY PHILIP RESNYK.

Edison's Concrete House Has Nothing on This Low Cost, All Year Residence, Embodying All Up-to-Date and Novel Features—Specially Designed for Tribune Readers—Anybody Handy with Tools and Needing an Energetic Vacation Can Build It Himself.

A FIREPROOF, burglar proof and relative proof bungalow, including plot of land, habitation, all the year round, all improvements, including gas, electricity and steam heat, in forty minutes of New York, full of the "ad" like this should appear in the papers and people believed it it would be an exodus to the suburbs that would surpass the historic romp of the "ad" to the Promised Land. What a caravan would travel country, and that the police reserves would be able to handle the situation.

Advertisement like that above has appeared, but it could and should appear in the papers at such a price is enough to make any individual. If you are a busy man, look over the accompanying figures and plans which have been made especially for The Tribune. If you are a busy man, look over the accompanying figures and plans which have been made especially for The Tribune.

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city flat shifted to the country. There is a large living room, with open fireplace, two extra size bedrooms, a kitchen and a bath. No room is provided for a servant, nor is there a guest chamber—whereby the term "relative proof." There are thousands of city flats of no greater capacity, and in fact, usually of considerably less area for the same number of rooms. Why should the occupants of these flats ask for more rooms in a suburban home? It is true, they generally do, and get them in a cheap, find-box house. Extra space means extra expense and extra housework. And a good part of the surplus space in half finished attics of the average country home is never used. There is rarely heat in the attic; it is a place for trunks and dust. A servant who sleeps at home can be employed in this bungalow as well as in a city flat. The hospitality of a couch or folding bed in the living room should do for the occasional visit of a relative or intimate friend as well as it does in a metropolitan apartment. The guest chamber and the tomb-like "parlor" are traditions which cannot be catered to in a dwelling of minimum size.

An important feature of the cellar, besides the general storage room, is a cold storage room for provisions and vegetables. Much of the high cost of living is due to the modern inability to buy and keep vegetables by the bushel or barrel. A furnace-heated cellar becomes too warm in winter for keeping vegetables; therefore a cold storage room is required. This room should have a window for ventilation. By connecting the kitchen with a dumbwaiter to the cold storage room the use of refrigerator and ice might be obviated, except in extreme summer weather.

The cellar has space for a variety of purposes. There is room for keeping garden tools and a bicycle. A carpenter's or cabinet maker's bench might be installed by an amateur in these lines. A little gymnasium, including a handball court, could be put in. The balcony or sleeping porch is an unconventional inspiration. It is only accessible from the bedrooms, which might seem a drawback once in a long while. The regulation porch is off the living room and cannot be used for sleeping purposes; it is built largely for looks and visitors. A small bungalow, intended chiefly for its occupants' convenience, cannot afford it. Moreover, the elimination of a porch roof on the living room side is a gain in light and sun rays. It is a question whether the sleeping porch should be permanently roofed or provided with a stout awning, which could be rolled up on dark days or when sunshine was wanted within the bedrooms. The awning scheme is used, even on some expensive houses. If it is considered that the bedrooms will gain enough sunlight from the window apertures that they possess besides the porch windows, a permanent roof could be built over the porch at a cost not very much beyond the present estimate.

The floor of the bungalow is high above the ground—five feet in the plan—to gain better sleeping quarters, more privacy, a better view, and as a burglar-proof measure. The window sills would be seven feet from the ground. Another foot might be added to the elevation. Undoubtedly a casual burglar would be less tempted to intrude upon a dwelling thus difficult of access than upon an ordinary house with windows a few feet from the ground. The sleeping porch could well be elevated a couple of feet beyond the main level, giving it a height of about seven feet. If the bungalow is built on a side lot the porch should be put on the lower end and elevated some more above the ground. There are no stairs to the porch.

A rambling rose, wisteria or other vine, together with a few potted flowers, would make this balcony a delightful ornament and place of joy. If the location is in the moonlight belt it would be necessary to inclose the porch with netting. The

DETAILED COST ESTIMATE FOR FIREPROOF BUNGALOW.

Excavation and grading.....	\$30.00
Concrete cellar.....	50.00
Chimney, three flues.....	75.00
Basement walls, 12 inches to grade, 8 inches to first floor, concrete block, walls above, 8 inches, concrete block, partitions, 4 inches, concrete block; porch and stoop walls and columns, concrete block.....	331.22
Rails and sills for porch floor, concrete.....	37.50
Labor on walls, 816.....	230.00
Stucco, outside.....	150.00
Plastering inside walls and partitions.....	80.00
Papering rooms.....	14.00
Porch awning and fixtures.....	20.00
Reinforced concrete floor, six inches thick.....	14.62
Two 1/2 beams, 15 inches deep, 28 feet long.....	47.04
Concrete and labor.....	50.00
Roof.....	
Rafters, sheathing, boards, labor.....	175.00
Asbestos shingles, gray, 12x18 inches, French diagonal method, walls, fasteners, ridge and hip rolls.....	132.00
Paint, labor, applying shingles.....	45.00
Ceiling.....	
204 square feet of 1/2-inch asbestos board.....	26.40
Labor, applying.....	40.00
204 square feet of 1/2-inch asbestos board.....	26.40
Labor, applying.....	40.00
Windows, thirteen.....	72.00
Basement windows, five.....	18.00
Front door.....	12.00
Back door.....	12.00
Basement door.....	7.00
Interior doors, eight.....	40.00
Kitchen range and hot water heater.....	175.00
Plumbing, including radiators.....	20.00
Basement wash tub.....	20.00
Bath tub, basin and wash bowl, gas pipes, electric wiring, fixtures.....	75.00
Plumbing.....	90.00
Plat.....	50.00
Total.....	\$2,397.18
A "carpenter builder" would probably take this job, work on it himself, and make no charge for contractor's profit, which is usually 10 per cent.	

without the necessary coarse aggregate of crushed stone or gravel. Concrete in all its forms has suffered from ignorant treatment and the facility with which it lends itself to deception. A piece of timber immediately shows its defects, even to the eye of a novice. A so-called concrete block may look well and be an unmitigated swindle. One must rely on a reputable manufacturer, who has up-to-date machinery, uses the best material and scientific care, and will not sell untried blocks. There are amateurs who make their own blocks with hand moulds, but their products cannot equal the machine production of an honest factory. True block is preferred to solid concrete for small construction, not only because it gives air spaces in the walls, but because it is cheaper and less complicated. Unskilled labor can be used to lay up blocks. A single man can work at them. Solid concrete requires forms, much carpenter work and a good many workmen at one time. The materials for concrete are cheap, but it is expensive to turn them into walls on a small scale.

The concrete block for main walls is 8x16 inches. There is a double air space in the block, bounded by walls one inch thick. This block is more than sufficient in size for a bungalow. If, however, in compliance with the New York building law, a 12-inch wall be used up to the first floor, the extra cost will not be more than \$12 beyond the estimate. The economy in labor in putting up a block wall, compared to brick, may be judged from the fact that an 8x16 block is equal in size to sixteen bricks.

For partitions there are single air space blocks four inches in width by a foot in length and height. There are special blocks for corners, windows, to accommodate rafters and for building a chimney. The outside treatment of the walls stucco may be directly applied, and the inside of the walls, as well as partitions, may be plastered directly without furring strips or lath of any sort. The rooms should not be papered until six or eight weeks after plastering. A few fancy colored tile inset in the outer wall above the main door will produce an artistic effect.

A solid concrete floor reinforced with wire mesh and supported by two massive steel girders, making slabs ten feet in width and six inches thick, is provided for in the estimate. This floor seems to be about 25 per cent cheaper than one of ready made concrete beams and slabs. The latter has the advantage of easy handling in sections; it can be put together rapidly with unskilled labor, it provides an air space in the floor, and channels which are convenient for carrying steam, water and gas pipes and electric wiring. The cellar stairs, as well as front door and kitchen steps, are to be made of concrete blocks and solid concrete.

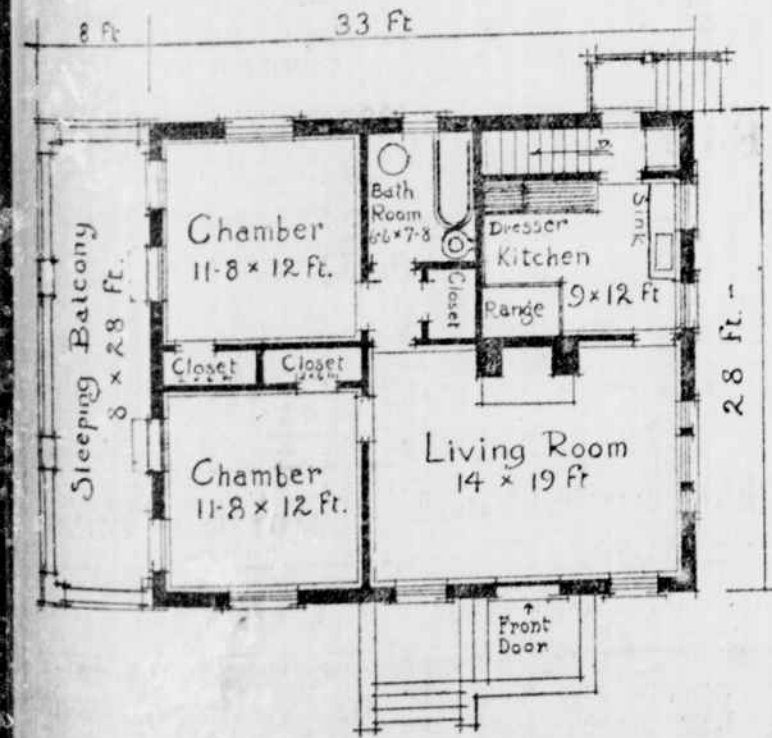
The estimate on blocks was made by the Concrete Products Company, and applies to material shipped within fifteen miles of their factory at Flushing. The same concern turns out ready made floor material. The estimate on reinforcement for a solid concrete floor was made by the American Steel and Wire Company, and the Carnegie Steel Company. The girders are figured "delivered on the job."

If the location of the bungalow is near a tile making plant, it may be possible to obtain the "acoustic" for wall and door construction at a cost very near that of concrete blocks. The second quality of tile will serve very well; any defects in them will be concealed by stucco and plaster. It must be remembered that the transportation charge is a considerable item when dealing with such heavy materials as concrete or tile blocks.

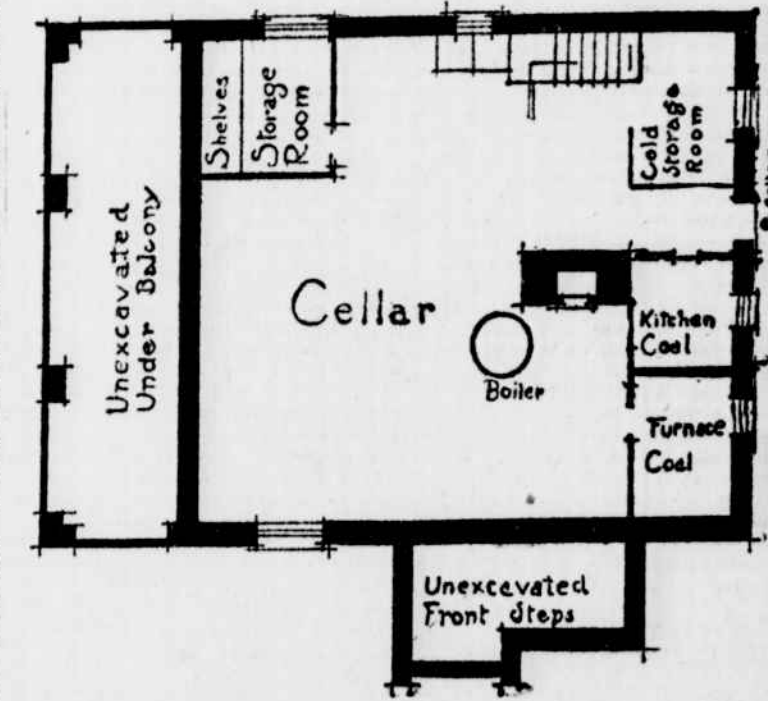
The ceiling and roof of a low price, fireproof dwelling present a problem. A flat roof is undesirable for looks and heat in summer. It seems necessary to use wood for a framework. This can be incased in such a way with fireproof ma-

terial above and below that it will not be exposed to combustion. For the ceiling is specified asbestos board one-eighth of an inch thick, which may be nailed or screwed to horizontal rafters and battened over with strips of the same material, to cover joints. The battening may be done at lateral intervals, or in squares, for artistic effect. This ceiling may be painted any desired color after using a coat of filler. No fire that could happen in the bungalow would be able to penetrate the ceiling material, which is composed of asbestos and concrete put under hydraulic pressure. A thin asbestos board is sufficient, because the attic being shut off, the material is subjected to no vibration or wear. The boards come in large sheets, three or four feet square and upward, and weigh one and one-third pounds to the square foot.

By sheathing the under side of the roof overhang with asbestos board of the same thickness as the ceiling the last bit of exposed wood in the roof is protected and there is no fear of a general conflagration, even though a blaze should start in a room and send flame tongues curling through a window over the edge of the roof. There remain the attic ventilators, one in each end of the roof, as possible danger points. A fine mesh brass screen will prevent sparks and cinders from any nearby fire entering the attic, at the same time barring out insects. To open and shut the ventilators they may be connected with small wire ropes on pulleys running through an iron pipe set in a corner of the bathroom or hallway ceiling. A metal register of the kind used in hot air heated houses would serve very well for an attic ventilator.



LIVING FLOOR OF THE MODEL BUNGALOW



UNUSUAL CONVENIENCES ARE FOUND IN THE CELLAR.

builders and buyers are bound by conventional chains. They can't get away from a set style of construction, which means waste of space and materials, together with utter flimsiness. They are also, the materials have been used for a better construction. The builders didn't know what to ask for, but the builders gave the public what it wanted.

Thomas A. Edison has been working for a time on a low priced fireproof bungalow, to be poured of concrete at one dollar per cubic foot. His plan involves a \$2,000 set of machinery and is practical only on a large scale. Grovernor Herbert, architect to the Sage Foundation, is working on the Edison concrete bungalow. The Edison concrete bungalow, cut up into large blocks. Wall and ceiling, of immense size and weight, are made of flights of steps, are moulded in place, and set in place by means of electric cranes. The Steel Corporation is considering the use of concrete for building whole villages of workers' cottages. These items are cited merely to show the direction in which experts are working on the building problem. The stability of concrete, in solid or block form, to individual dwellings is a question to be demonstrated.

The accompanying plan for a bungalow, made at the writer's suggestion by Philip Resnyk, of the Burg Realty Company, assumes a family of three or four persons. Just four rooms and a bath, all of which are comfortable little

There is an attic space in the plan, not only for the sake of roof construction and ventilation. It is entirely shut off, and may not be used even for storage purposes. The object of shutting off the attic is to save stairs space and to safeguard from fire the only wood used in the building—that between a fireproof ceiling and a fireproof roof covering. Of course, there must be storage room somewhere for trunks and the like. Two sides are made for them in a cellar, which is to be as high, dry and things as any city basement. Trunks and things are to be stored. The average cellar is damp, low and dark, even in a house costing twice as much. A \$5.00 concrete bungalow with a cellar like this would be a cellar like a swimming pool where it rains is quite a normal proposition. Most people ignore cellars, their mind being set on architectural curlicues and the kind of wallpaper.

The bungalow cellar is planned to be not more than two feet below grade as to its floor, which with enough windows, makes it accessible to sunlight and tend to dryness. There should be a heavy layer of crushed stone beneath the concrete floor and a drain age ditch lined with crushed stone around the inner side of the cellar walls. If the location is wet it would be well to slope the entire floor to the drainage point, and to apply tar to the outer walls from foundation to grade. While the cellar is thus high and dry, a little excavation, the found in the walls must go down into a trench below the front line, or about three and one-half feet.

C. W. Clark on French, English and American Hosts

"French politeness, although a byword the world over, does not receive the credit it deserves," declares Charles W. Clark, the noted song interpreter, who has been staying in Paris. "There is too much tendency to criticize this trait as superficial and less sincere than the unpolished manners of some other nations."

"The French host is the most polite and affable man on earth. His smiles and bows are not insincere and they are not more evidences of an axe to grind. It is his nature to be courteous, and just as the civilized world has copied French fashions of dress, it might to advantage adopt the grace of manner common to the elite of the French metropolises."

"I believe the English are most hospitable people, and the homelike atmosphere of their drawing rooms warms their guests and promotes hearty, sincere conversation. Business topics are not indulged in, as in American social circles."

"The tendency of the American host, to whom much praise is due, is, however, to let his callers make themselves at home. The object seems to be to dispense with formalities, which freeze the wits and discourage cordiality."

guest should be all the more at home when conscious that his host is making an effort to please and entertain. "Make yourself at home" is poor doctrine, except in most intimate circles. Carried to an extreme, it means that mere acquaintances and newcomers are neglected, left to introduce one another, and perhaps to seek merriment apart from the closer friends present. It is the duty of the host to make his guests feel at home, but not to leave them to discover ways and means of accomplishing this end.

"In young cities one frequently is invited to a home where the prevailing rule is every man for himself. The guest is thereby confronted by an awkward problem. If he takes the risk of violating the rule, he runs the risk of offending the host, and if he ignores it he immediately opens a breach of formality between his would-be entertainers and himself, and he at least, will feel ill at ease."

"The ideal of hospitality undoubtedly does not conceive of gruffness, silence or undue familiarity, yet all of these characterize the nonchalance of hosts of the type to which I allude."

"Seasoned grace and gentle courtesy on the part of hosts do not imply obsequiousness, but are evidences of breeding and real dignity. Their basic motives are essentially humane, and they have their in-

spiration in an enlightened acknowledgment of the essence of hospitality.

"There was a time when the wayfarer or belated traveler in certain countries could receive food and shelter gratis from any householder. In this age of prosperity, when the weary pedestrian is usually only a tramp, the private home becomes the castle in a stricter sense. The credit of the wayfarer has become impaired and bed and board are no longer proffered him. The comforts of home are reserved exclusively for the owner, his relatives, friends and specially invited guests."

"True hospitality, a sublime evidence of civilization, though its obligations are narrowed by long custom, still remains the same in spirit, however, and as long as the story of the Good Samaritan lives hosts will continue gracious and unselfish."

THANKS EITHER WAY.

Pat (to doctor)—If I live, doctor, share O.H. have you to thank for it? Pat's wife (somewhat prejudiced against the doctor)—And if you die, Pat, you can thank him, too.—Judge.

They who criticize the Salome bathing suit have very little to talk about.

An able bodied man at all handy with tools and desirous of spending a summer at wholesome outdoor activity could do the greater part of the work on this bungalow himself and save a large percentage of the expense. It is said that labor constitutes 75 per cent of the cost of an average house.

Such a bungalow will cost nothing for repairs from year to year. It will entail no expense for fire insurance. It will be free of rats and mice, and will discourage casual housebreakers. It will diminish the prospects of landlords and lessen the cost of living. It will reduce relatives to a friendly but innocuous course of correspondence and permit the owner to blame the architect for not putting in a little more space when he might just as well have done it.

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